



SUMTER CITY-COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 22, 2025  
@ 3:00 P.M.

FIRST FLOOR OF JAMES E. CLYBURN INTERMODAL  
TRANSPORTION CENTER,  
SANTEE WATEREE TRANSIT AUTHORITY (RTA)  
BUILDING MEETING ROOM  
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – September 24, 2025

II. NEW BUSINESS:

1. MAJOR SITE PLAN

[MSP-25-51/HCPD-25-32, 2831 Broad St. \(City\)](#)

Request for Major Site Plan and Highway Corridor Protection District Design Review approval for a +/- 5,164 sq. ft. bank facility and associated site infrastructure.

2. MAJOR SUBDIVISION

[SD-23-03 \(Rev. 1\), 1560 Alice Dr. \(City\)](#)

A request for revision to an existing subdivision to reduce total lot count from 162 lots to 129 lots. The property is located at 1560 Alice Dr. and represented by TMS#203-00-02-002.

3. REZONING

[RZ-25-18, 100 E. Liberty St. \(City\)](#)

A request to rezone 3 parcels which are a combined +/- 1.28 acres from General Commercial (GC) to Central Business District (CBD). The property is located at 100 E. Liberty St. and represented by TMS#'s 249-16-01-001, 249-16-01-002, and 249-16-01-011.

[RZ-25-19, 501 Bell Rd. \(County\)](#)

A request to rezone +/- 2.59 acres from Residential-15 (R-15) to Agricultural Conservation (AC). The property is located at 501 Bell Rd. and is represented by TMS# 245-14-01-006.

[RZ-25-20, 685 Deschamps Rd. \(City\)](#)

A request to rezone +/- 31.34 acres of land from Residential-6 (R-6) to Residential-9 (R-9). The property is located at 685 Deschamps Rd. and is represented by TMS# 184-00-01-001.

**RZ-25-21, 20 Pack Rd. (City)**

A request to rezone +/- 4.70-acre parcel from Agricultural Conservation (AC) to General Commercial (GC). The property is located at 20 Pack Rd. and is represented by TMS# 225-00-03-013 (part).

**III. OLD BUSINESS**

**RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)**

A request to rezone 3 parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF). The property is located at 2385, 2395, and 2415 Cuda Way and represented by TMS#'s 074-00-04-012, 074-00-04-013 & 074-00-04-014.

**RZ-25-17, 1650 S. Guignard Pkwy. (County)**

A request to rezone 2 parcels totaling +/- 2.2-acres of land from Agricultural Conservation (AC) to Heavy Industrial (HI). The property is located at 1650 S. Guignard Pkwy and represented by TMS#'s 225-00-03-010 and 225-00-03-035.

**IV. OTHER BUSINESS**

**V. DIRECTOR'S REPORT**

**VI. ADJOURNMENT**